

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

City of Appleton
Application for Variance

Application Deadline **April 27, 2015** Meeting Date **May 18, 2015, 7 PM**

Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17").
A complete site plan includes, but is not limited to, all structures, lot lines and streets with
distances to each. There is a non-refundable \$125.00 fee for each variance application. The non-
refundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested)	Parcel Number
1401 W. Wisconsin Ave.	31-5-1452-00
Zoning District	Use of Property
C2	X Commercial
Applicant Information	
Owner Name	Owner Address
XPLOSIVE AUDIO LLC	1401 W WISCONSIN AVE APPLETON, WI 54914
Owner Phone Number	Owner E Mail address (optional)
Agent Name	Agent Address
ROBERT ACORD	
Agent Phone Number	Agent E Mail address (optional)
740-6691	acordrj@aol.com
Variance Information	
Municipal Code Section(s) Project Does not Comply	
23-113(h)(2) – Maximum lot coverage 75%	
23-172(h)(Table 2) – ten (10) foot landscape buffer between C2 and R1B	
Brief Description of Proposed Project	
I have a growing business that requires an addition of two bays to my existing building. I need the added space to work on projects and to maintain inventory.	

Owner's Signature (Required):  Date: 4-30-15

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Questionnaire

In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.

1. Explain your proposed plans and why you are requesting a variance:

My current building has a single vehicle bay that allows me to work on only one client at a time. There is room on the east side of my building for an addition of two work bays. A 35' x 80' addition will allow safe and efficient areas in all work bays as well as providing space for tools, machinery, inventory and a new accessible toilet, entrance, and egress path throughout the building for my clients and employees. The current ordinance calls for 75% maximum lot coverage. The existing building, drives and parking already covers 75% of the lot. Without this variance, I will not be able to expand my business on the current site, provide needed room for inventory or provide an accessible toilet, entrance and egress path for my clients. There is an existing 6' high fence on the south property line that buffers the residence from view. The ordinance requires a 5' green space in front of this fence. Removing 5' of asphalt will reduce the turning/access radius that is required to enter the new bay doors on the south, making access difficult for longer vehicles.

2. Describe how the variance would not have an adverse effect on the surrounding properties:

The existing 6' high fence on the south property line already blocks the neighbor's view of my property. Removing 5' of asphalt to provide green space on my side of the fence will not affect the neighbors view into my property. There is a shared access with the neighbor on the west that allows for both parties to safely and efficiently park and drive vehicles The property to the east has parking up to the property line with no green space anywhere on the lot. There are numerous examples of properties along Wisconsin Avenue that do not comply with the 75% rule or buffering requirements. My current vehicle access drive and parking will remain. The new building will provide an accessible entry, egress path and toilets. The existing building does not have IBC code complying entrances, accessible access and egress throughout the building or accessible toilets.

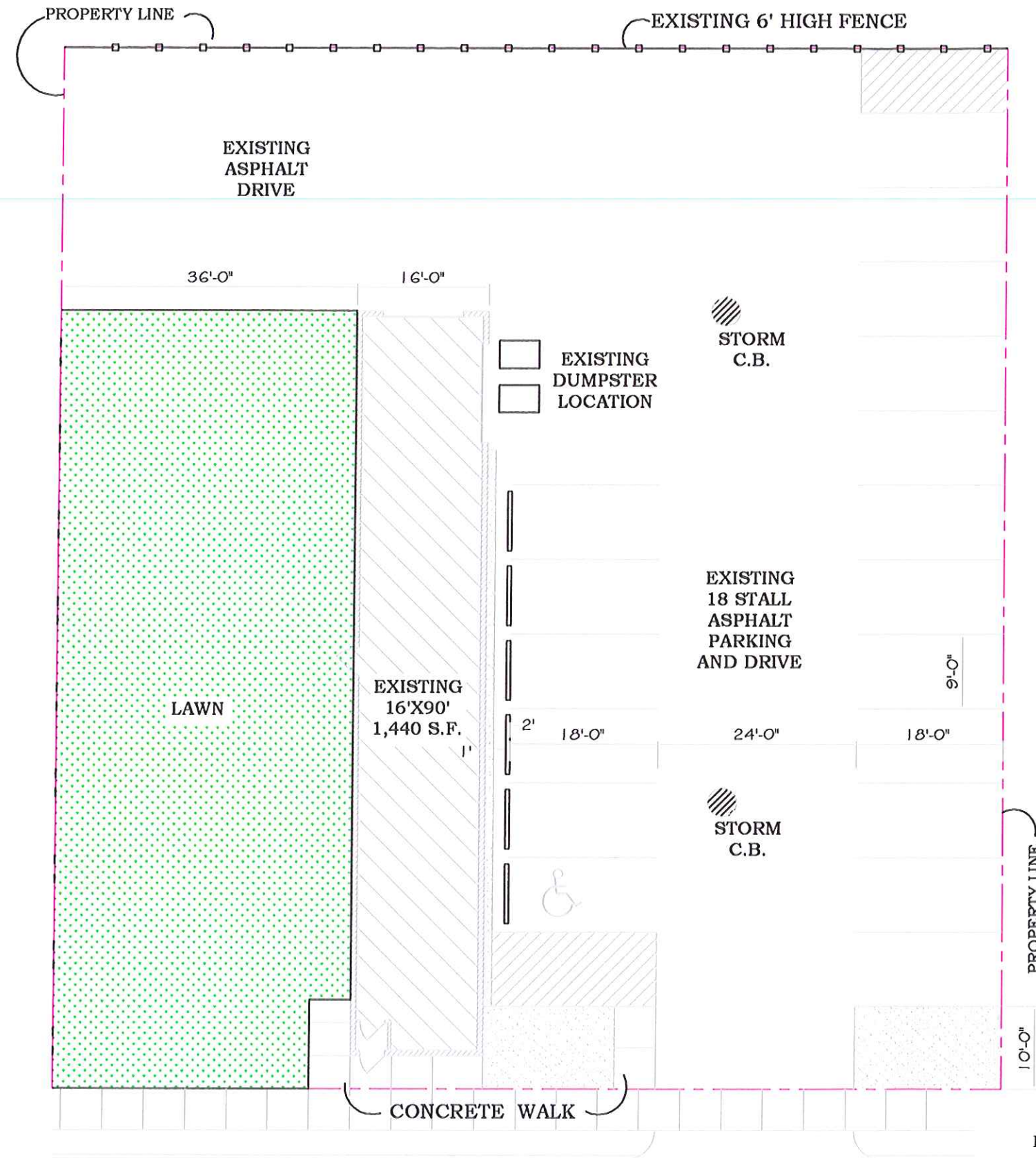
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3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

The only location to construct an addition to this building is on the east side. A narrower structure will not allow for the wider vehicle bay doors required for some of my clients. The new bay doors must be installed on the south side of the addition. If the doors were placed on the north side of the building a new curb cut would be required and the new accessible entrance would not work. All bay door doors will be on the south side out of view from the street. Vehicular access will be impaired by reducing the turning radius with 5' green space. Any plantings or lawn will surely get damaged. There are numerous examples of properties along Wisconsin Avenue that do not comply with the 75% rule or buffering requirements.

4. Describe the hardship that would result if your variance were not granted:

Without this variance, I will not be able to expand my business on the current site, or provide needed safe and efficient room my employees, for inventory and equipment, or provide an accessible toilet, entrance and egress path for my clients.



1401 W. WISCONSIN AVENUE

EXISTING SITE PLAN

0 5 10 15 20 25 1/16" = 1'-0" @ 11" X 17" FORMAT

EXISTING CONDITIONS

C-2 ZONED GENERAL COMMERCIAL
SECTION 23-113 PAGE 629
75% MAX. LOT COVERAGE:
PARKING, DRIVES, WALKS, BUILDINGS

LOT SIZE: 115' X 125.78' = 14,465 S.F.

EXISTING BUILDING:
16' X 90' = 1,440 S.F. TOTAL

TOTAL PARKING, WALK AND DRIVE: 9,279 S.F.

$9,279 + 1,440 = 10,719$
 $10,719 / 14,224 = 75\% \text{ IMPERVIOUS}$

TOTAL GREEN/ PERVIOUS SPACE: 3,746 S.F.

C-2 TO RESIDENTIAL = 10' BUFFER
OR 5' BUFFER WITH 6' HIGH FENCE

EXISTING 6' HIGH FENCE
BUFFERING PARKING LOT & RESIDENTIAL
NO GREEN SPACE

AUTOMOTIVE, SERVICE:
4 SPACES FOR EACH BAY, $2 \times 4 = 8$ SPACES

RETAIL 1 SPACE /250 GROSS S.F.
500 S.F. RETAIL = 2 SPACES

18 EXISTING OFF STREET PARKING SPACES



OUTDOOR LIGHTING

SNOW STORAGE AREAS

STOP SIGN

DUMPSTER ENCLOSURE

BICYCLE SPACES

 LAWN
 STONE MULCH

PHONE:
(920) 729-9632
EMAIL:
acordr@aol.com

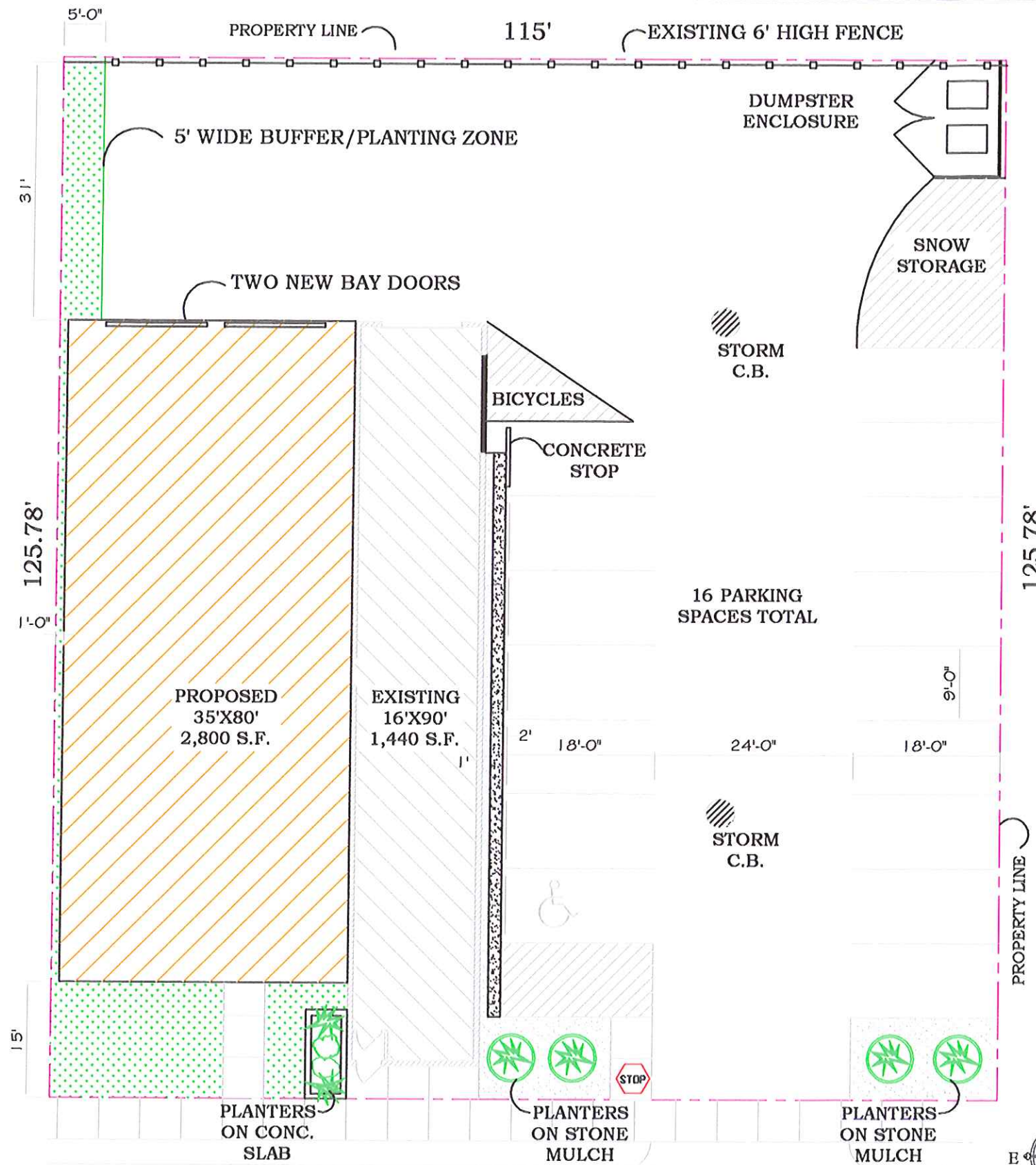
ROBERT ACORD - ARCHITECT
1210 Maple Street
Neenah, WI 54956

PROPOSED BUILDING ADDITION FOR:
XPLOSIVE AUDIO N' GRAPHIX
1401 W. WISCONSIN AVENUE
APPLETON, WISCONSIN 54914

PROJECT NUMBER
15-014

DATE
29 APRIL 15

SHEET
A-1



PROPOSED CONDITIONS

C-2 ZONED GENERAL COMMERCIAL
SECTION 23-113 PAGE 629

75% MAX. LOT COVERAGE:
PARKING, DRIVES, WALKS, BUILDINGS

LOT SIZE: 115' X 125.78' = 14,465 S.F.

PROPOSED BUILDING:
1,440 + 2800 = 4,240 S.F. TOTAL

TOTAL PARKING, WALK AND DRIVE: 8,900 S.F.

4,240 + 8,900 = 13,140 = IMPERVIOUS
13,140 / 14,465 = 91%

TOTAL GREEN/ PERVIOUS SPACE: 1,325 S.F.

AS PER 23-172 PAGE 664 TABLE 2
PARKING LOT BUFFERING REQUIREMENTS:
C-2 TO C-2 = 5' BUFFER: EXCEPTION FOR
APPROVED ACCESS AGREEMENT

C-2 TO RESIDENTIAL = 10' BUFFER
OR 5' BUFFER WITH 6' HIGH FENCE
THERE IS AN EXISTING 6' HIGH FENCE

PROVIDE
16 OFF STREET PARKING SPACES

AUTOMOTIVE, SERVICE:
4 SPACES FOR EACH BAY, 3 X 4 = 12 SPACES

RETAIL 1 SPACE / 250 GROSS S.F.
500 S.F. RETAIL = 2 SPACES

PROVIDE
16 OFF STREET PARKING SPACES

OUTDOOR LIGHTING

SNOW STORAGE AREAS

STOP SIGN

DUMPSTER ENCLOSURE

BICYCLE SPACES



LAWN



NEW STONE MULCH

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SHEET

A-2